

MEDICAL OFFICE FOR LEASE

PORT ORANGE, FL 32127

3875 S Nova Rd



OFFERING SUMMARY

Lease Rate:	\$3,200 per month
Building Size:	6,831 SF
Available SF:	2,500 SF
Lot Size:	68,934 SF
Zoning:	PO

PROPERTY OVERVIEW

Now available for lease – a beautifully built-out 2,500 SF medical office in a prime Port Orange location. This modern medical space offers a functional and efficient layout ideal for a variety of healthcare specialties. Co-tenant is Annexus Dermatology & Aesthetics.

Property Features:

4 fully plumbed exam rooms

Large procedure room

Private physician's office

Welcoming check-in and reception area

Side exit for patient privacy or staff use

Shared break room

PRESENTED BY
ASHLEY WALKER

407.430.3462
awalker@millenia-partners.com

OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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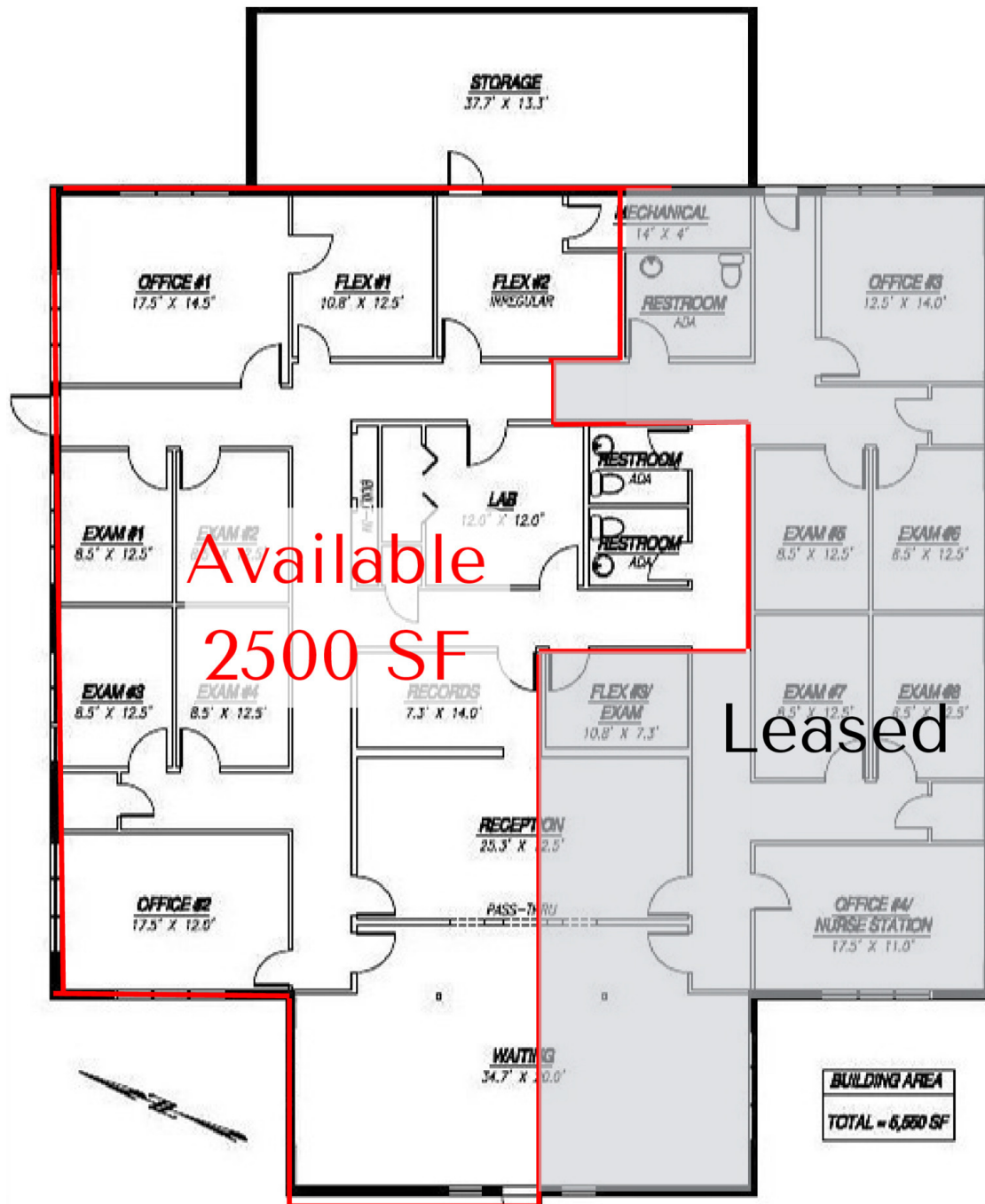
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FLOOR PLANS

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LOCATION MAP

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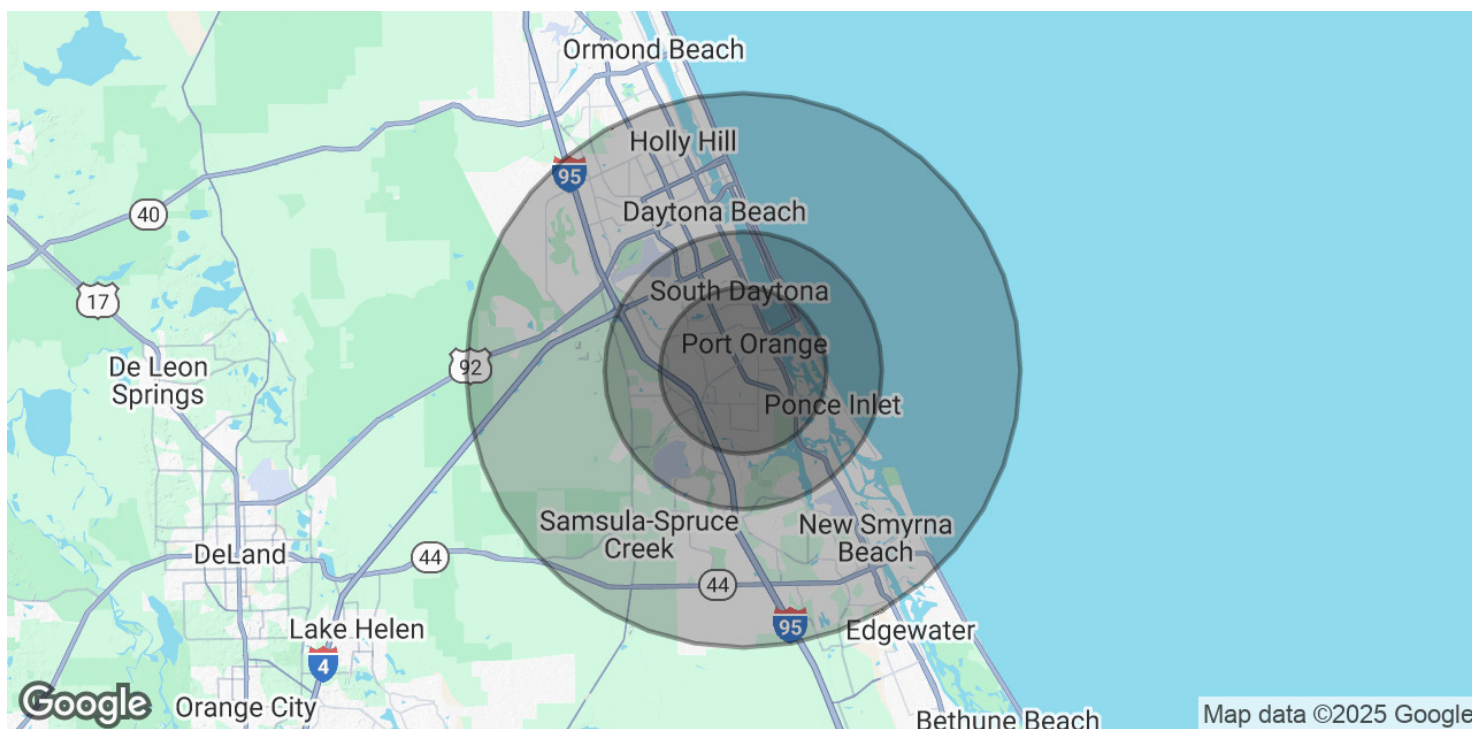
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DEMOGRAPHICS MAP & REPORT

PORT ORANGE, FL 32127

3875 S Nova Rd



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	61,832	116,930	224,028
Average Age	49	49	48
Average Age (Male)	47	48	47
Average Age (Female)	50	50	49

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	28,246	53,893	101,184
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$76,758	\$78,087	\$76,078
Average House Value	\$291,164	\$311,621	\$314,516

Demographics data derived from AlphaMap

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